

ORDINANCE NO. 600

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO CHANGE THE FOLLOWING DESCRIBED PROPERTY FROM "R-3" SINGLE FAMILY DWELLING TO "R-3" SINGLE FAMILY DWELLING CLASSIFICATION UNDER A SPECIAL PERMIT TO ALLOW A PRIVATE KINDERGARTEN AND A PRIVATE SCHOOL FOR RETARDED CHILDREN, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF MARSH LANE WITH NORTH LINE OF RIDGEOAK WAY; THENCE, S 89° 25' W ALONG THE SAID NORTH LINE OF RIDGEOAK WAY, 663.19 FT. TO THE SOUTHEAST CORNER OF LOT 23, BLOCK 4, REVISED PLAT OF TOWN NORTH ESTATES ADDITION TO THE CITY OF FARMERS BRANCH; THENCE, N 0° 35' W ALONG THE EAST LINE OF SAID LOT 23, 112.00 FT. TO A POINT FOR CORNER IN THE SOUTH LINE OF LOT 1, BLOCK 4 OF SAID REVISED TOWN NORTH ESTATES ADDITION; THENCE, N 89° 25' E ALONG THE SAID SOUTH LINE OF LOT 1, 58.25 FT. TO THE SOUTHEAST CORNER OF SAID LOT; THENCE, N 0° 18' W, 269.30 FT. TO A POINT FOR CORNER IN THE SOUTH LINE OF CRESTBROOK ESTATES NO. 3 ADDITION TO THE CITY OF FARMERS BRANCH; THENCE, N 89° 25' E ALONG THE SAID SOUTH LINE OF CRESTBROOK ESTATES NO. 3 ADDITION, 625.60 FT. TO A POINT FOR CORNER IN THE WEST LINE OF MARSH LANE; THENCE, S 0° 17' E, 269.30 FT. TO A POINT FOR CORNER; THENCE, S 89° 25' W, 20.00 FT. TO A POINT FOR CORNER; THENCE, S 0° 17' E, 112.00 FT. TO THE PLACE OF BEGINNING; SUBJECT, HOWEVER, TO THE SPECIAL CONDITIONS HEREINAFTER MORE FULLY EXPRESSED; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan Commission of the City of Farmers Branch and the Governing Body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch and the state law with reference to the granting of special permits under the zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the Governing Body of the City of Farmers Branch is of the opinion that said special permit should be granted, subject to the conditions set out herein:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the zoning map of the City of Farmers Branch so as to change the following described tract from "R-3" Single Family Dwelling Classification to "R-3" Single Family Dwelling Classification under a special permit to allow a private kindergarten and a private school for retarded children, as provided for under the provisions of Article XIV of the Comprehensive Zoning Ordinance, as heretofore amended, subject to the special conditions contained herein, that the property to be covered by a special permit for Single Family Dwelling purposes is described as follows, to wit:

Beginning at the intersection of the West line of Marsh Lane with North line of Ridgeoak Way;

Thence, S 89° 25' W along the said North line of Ridgeoak Way, 663.19 ft. to the Southeast corner of Lot 23, Block 4, Revised Plat of Town North Estates Addition to the City of Farmers Branch;

Thence, N 0° 35' W along the East line of said Lot 23, 112.00 ft. to a point for corner in the South line of Lot 1, Block 4 of said Revised Town North Estates Addition;

Thence, N 89° 25' E along the said South line of Lot 1, 58.25 ft. to the Southeast corner of said lot;

Thence, N 0° 18' W, 269.30 ft. to a point for corner in the South line of Crestbrook Estates No. 3 Addition to the City of Farmers Branch;

Thence, N 89° 25' E along the said South line of Crestbrook Estates No. 3 Addition, 625.60 ft. to a point for corner in the West line of Marsh Lane;

Thence, S 0° 17' E, 269.30 ft. to a point for corner;  
Thence, S 89° 25' W, 20.00 ft. to a point for corner;  
Thence, S 0° 17' E, 112.00 ft. to the place of beginning.

SECTION 2. That the special permit for Residential uses with reference to the hereinabove described property is approved and granted upon the following express conditions and in accordance with Article XIV of the Comprehensive Zoning Ordinance, to wit:

1. That before building permits may be issued for any construction of additional buildings or additions to buildings on the property a site plan shall be submitted to and approved by the City Planning and Zoning Commission.
2. That only one sign be permitted for the school for retarded children and this sign shall not exceed eighteen square feet in area or be illuminated with a flashing or intermittent light.

SECTION 3. That the site plan, when approved by the City Planning and Zoning Commission shall become a part of this ordinance for all purposes. A true copy of the site plan shall be retained in the office of the City Secretary and in the office of the City Manager for observance in connection with these improvements.

SECTION 4. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other provisions of the ordinances of the City of Farmers Branch not in conflict with the provisions

of this ordinance shall remain in full force and effect.

SECTION 5. That the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as heretofore amended, and as amended herein by the granting of this special permit for residential purposes.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense.

SECTION 7. Whereas, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, creates an urgency and an emergency for the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED on the 22 day of February, 1966.

APPROVED:

  
MAYOR

ATTEST:

  
CITY SECRETARY

APPROVED AS TO FORM:

  
CITY ATTORNEY